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Planning Commission Study Session

TO: PLANNING COMMISSION

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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*
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MEETING DATE: NOVEMBER 6, 2019

SUBJECT:

- A. GP19-08 THE CARSON: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 2.85 ACRES GENERALLY LOCATED SOUTH OF THE SOUTHWEST CORNER OF GILBERT ROAD AND CIVIC CENTER DR. FROM SHOPPING CENTER (SC) TO RESIDENTIAL >14-25 DU/ACRE LAND USE CLASSIFICATION.
- B. Z19-20 THE CARSON: REQUEST TO REZONE APPROX. 2.85 ACRES GENERALLY LOCATED SOUTH OF THE SOUTHWEST CORNER OF GILBERT RD. AND CIVIC CENTER DR. FROM MARICOPA COUNTY RURAL-43 (RU-43) TO MULTI-FAMILY/MEDIUM (MF/M) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow an urban multi-family development integrated into the mixed-use area near the Gilbert Town Square commercial development.

RECOMMENDED MOTION

- A. No motion requested, and
- B. No motion requested.

APPLICANT/OWNER

Company: Pew & Lake, PLC.

Name: Sean Lake

Address: 1744 S. Val Vista Dr., Ste 217
Mesa, AZ 85204

Phone: 480-461-4670

Email: sean.lake@pewandlake.com

Name: James M. Shahan Family Trust

Address: 13200 S. Gilbert Rd.
Gilbert, AZ 85204

BACKGROUND/DISCUSSION

Overview

The applicant is requesting to change the land use classification and zoning of an approx. 2.85 acre site that is generally located south of the southwest corner of Gilbert Road and Civic Center Dr. The land use classification is proposed to change from Shopping Center (SC) to Residential > 14-25 DU/Acre with a rezoning request from Maricopa County Rural 43 (RU-43) to Multi-Family /Medium (MF/M) with a Planned Area Development (PAD) overlay to modify land development code standards and ultimately allow the construction of a 44-unit Townhouse development.

Staff notes a concurrent annexation application is being processed to bring the subject site under the jurisdiction of the Town of Gilbert.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Shopping Center (SC)	Shopping Center (SC)	Gilbert Town Square Commercial
South	Residential>3.5-5 DU/Acre	Single Family Residential (SF-6)	Dave Brown Millett Ranch Subdivision
East	Public Facility/Institutional (PF/I)	Public Facility/Institutional (PF/I)	Town of Gilbert Public Safety Complex
West	Shopping Center (SC)	Shopping Center (SC)	Gilbert Town Square Commercial
Site	Shopping Center (SC)	Maricopa County Rural 43 (RU-43)	Existing Residential

General Plan Amendment

The existing General Plan land use classification is Shopping Center (SC) and the subject site is currently located in Maricopa County's jurisdiction. In order to develop the property as proposed; the applicant is requesting a minor General Plan amendment to Residential > 14-25 DU/Acre, which is consistent with their request for a density of 15.4 DU/Acre. The site is located in close proximity to a mixed-use environment consisting of the Gilbert Town Square Commercial/Residential, Towne Center Shops, and a single-family residential development.

The applicant has stated that they believe they conform to the General Plan for the following reasons:

2.4 Land Use and Growth Areas

- **Goal 1.0; Policy 1.1:** Maintain a balance of housing types and provide a variety of employment opportunities with easily accessible retail and service uses.
- **Goal 1.0; Policy 1.3:** Encourage residential development that allows for a diversity of housing types for all age groups and is accessible to a range of income levels.
 - *Applicant Notes - The Carson meets both of the above General Plan Goals and Policies by introducing a new style and price range of housing in this more established part of the Town. The Carson is conveniently located to employment areas and retail and service uses. Future residents of the Carson may be first-time homeowners or empty-nesters who want to live in proximity to the vibrant Heritage District.*
- **Goal 3.0; Policy 3.3:** Classify land uses in a way that recognizes both the use of the property and the desired scale of the use.
 - *Applicant Notes - The size of this parcel, 2.8 acres, provides just enough property for a new 44-unit multi-family community that is not overwhelming or out-of-scale with the surrounding properties.*
- **Goal 4.0:** Provide a diversity of quality housing types for a variety of lifestyles.
- **Goal 4.0; Policy 4.1:** Provide an adequate supply of appropriately zoned land to accommodate a variety of future housing needs.
 - *Applicant Notes - The Carson Square promotes an appropriate mix of housing and employment opportunities in the immediate area. Additional housing options will provide alternatives for people seeking to live and work in the area between Loop 202 and the Heritage District. Additional housing will support the needs of employers and retailers who wish to be near their employees and customers. In addition, The Carson will add a housing option that is in high demand in the immediate area. Nearby existing multifamily communities are reportedly over 90% occupied and market reports indicate that the trend will continue for many years as individuals and families from all walks of life seek the convenience of a well-located home with a smaller footprint.*

- **Goal 4.0; Policy 4.2:** Encourage appropriate locations for multi-family residential uses that do not adversely impact lower density residential neighborhoods.
 - *Applicant Notes - Higher density housing is an appropriate use on this site as a transitional buffer between the less-intense single family residential to the south, and the more-intense commercial property to the north. The Carson will take advantage of the SRP parcel to the south to provide a more generous setback from the southern boundary. This proposed development does not include access from the Carson to the community to the South.*
- **Goal 4.0; Policy 4.4:** High density housing is encouraged near large employment centers and/or transportation corridors.
- **Goal 7.0; Policy 7.1:** Balance traffic circulation needs with the goal of creating pedestrian-oriented neighborhoods and convenient employment/retail centers.
 - *Applicant Notes - The addition of multi-family uses in the area south of Gilbert Road and Warner is complementary to nearby existing and planned employment centers such as the Gilbert Civic Center, Gilbert Public Schools Complex, Gilbert Town Square, Gilbert Heritage District, etc. The Carson will provide a housing opportunity for municipal employees who wish to live close to work and near the vibrant downtown community. Bringing workforce housing to this area reduces automobile trips, vehicle trip lengths, and the number of cars travelling on the arterial street system—and encourages walking, biking, and other means of transportation.*

Rezoning

The Carson project is requesting a rezoning for the subject site from Maricopa County Rural 43 (RU-43) to Multi Family/Medium (MF/M) with a PAD overlay to accommodate the development of a multi-family, 2 story, 44-unit townhome community with a proposed gross density of 15.4 DU/Acre. The intent is to provide a contemporary multi-family environment that will complement and support nearby businesses and provide a land-use transition between the intense uses found at the Gilbert Town Square Commercial development and the single-family subdivision to the south of the subject site.

As proposed, the project has a gated entry off Gilbert Road and a single 26' wide drive aisle that proceeds through the property to the west end of the site. There are five driveways from the main drive aisle that provide access to ten different buildings. The buildings contain four to five units apiece. The homes in The Carson range in size from 747 to 1,380 square feet. Each home has a two-car garage, with the middle units featuring tandem garages. Each unit also has a private backyard patio and upper-level balcony. Currently on the development plan the site amenities are not shown, however, during the first review Staff advised the applicant of the required community swimming pool and a tot lot that must be provided for the use and enjoyment of the residents.

PAD Request

The applicant is requesting a set of modified development standards as part of the Planned Area Development (PAD) overlay zoning for the proposed development.

As listed in the table below in **bold** the applicant is requesting deviations to modify building and landscape setbacks along all property lines.

Project Data Table (requested modifications are shown in bold)

Site Development Regulations	Required per LDC MF/M	Proposed MF/M PAD
Maximum Height (ft.)/Stories	40'	40'
Minimum Building Setbacks (ft.)		
Front	30'	20'
Side (Residential)	30'	13'
Side (Non-residential)	20'	10'
Rear (Non-residential)	20'	10'
Minimum Perimeter Landscape Area (ft.)		
Front	20'	20'
Side (Residential)	20'	10'
Side (Non-residential)	15'	10'
Rear (Non-residential)	20'	10'
Private Open Space (sq.ft./unit)	60'	60'
Common Open Space (Min.)	40% of net site	21.6% of net site
Separation between Buildings (ft.) Single or two story	20'	14'-4"

Minimum Perimeter Building and Landscape Setbacks

According to the applicant, the reductions from the boundaries that abut non-residential properties along the north and west are being requested due to the fact that the non-residential properties have already been built, and there exists a 75' setback from the adjoining commercial building on the west side of the property, and what appears to be a 30' setback on the north side of the property. The applicant has stated that these setbacks, along with the proposed 10' setbacks in The Carson, will provide ample buffering between dissimilar uses.

According to the applicant, the proposed reduction on the south side of the property is due to the fact that there exists an 18'-wide parcel owned by SRP all along the southern boundary. This 18' parcel, when added to the proposed 13' building setback in The Carson property, creates a 31-foot separation distance between the townhomes in The Carson, and the property line of the residential subdivision to the south. Moreover, the southern boundary of The Carson has been designed with lush landscaping that will be installed within the length of the easement through coordination with SRP.

During first review Staff has asked the applicant to provide a justification for the proposed 20' setback along the eastern property line which adjoins Gilbert Road. Staff is concerned with the request, as many properties along Gilbert Road in this area have a 30' setback which meets the minimum LDC requirement.

Separation between Buildings

According to the applicant a deviation from the building separation requirement is being requested for only three specific areas on the plan. The separations in these areas range from 14'-4" to 16'-6", substantially more than the 5-foot separation permitted by the fire code. The applicant has achieved the required separation distance between the buildings facing Gilbert Road to maintain an openness at the entry to the site and to minimize any "canyon-like" effect on this very small property.

Town Staff is still analyzing this deviation request to ensure proper compliance with Town Building and Fire Codes.

Common Open Space

According to the applicant The Carson features common open space through all areas of the development, which also includes the amenity areas. Private open space areas include the private patios and yards that are featured in all units, as well as the balconies that range in size from 84 to 126 square feet. Additionally, the developer is working with SRP to coordinate the installation of landscaping within the 18-foot wide property on the southern boundary of the development site. By installing landscaping in this area, the pattern of development created by the parcel to the west will be continued, and the homeowners along Jasper Drive will be able to enjoy the lush landscaping behind their houses that their neighbors to the west enjoy. With the addition of the SRP landscaped area, the percentage of open space with this development is 43.5%, more than the required 40% required in the MF/M zoning district.

During first review Staff has expressed concerns with the proposed amount of onsite open space and the applicants request to include the SRP easement south of the subject and private patio space as part of the required common open space percentage which per the information that has been provided totals only 21.6% of the net site area which is far below the required 40% per the LDC.

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on February 25, 2019 at Shenandoah Mill in Gilbert. No surrounding residents attended the neighborhood meeting.

PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

- A. Staff requests Planning Commission input; and
- B. Staff requests Planning Commission input:
 - Development Plan
 - Requested Deviations

Respectfully submitted,



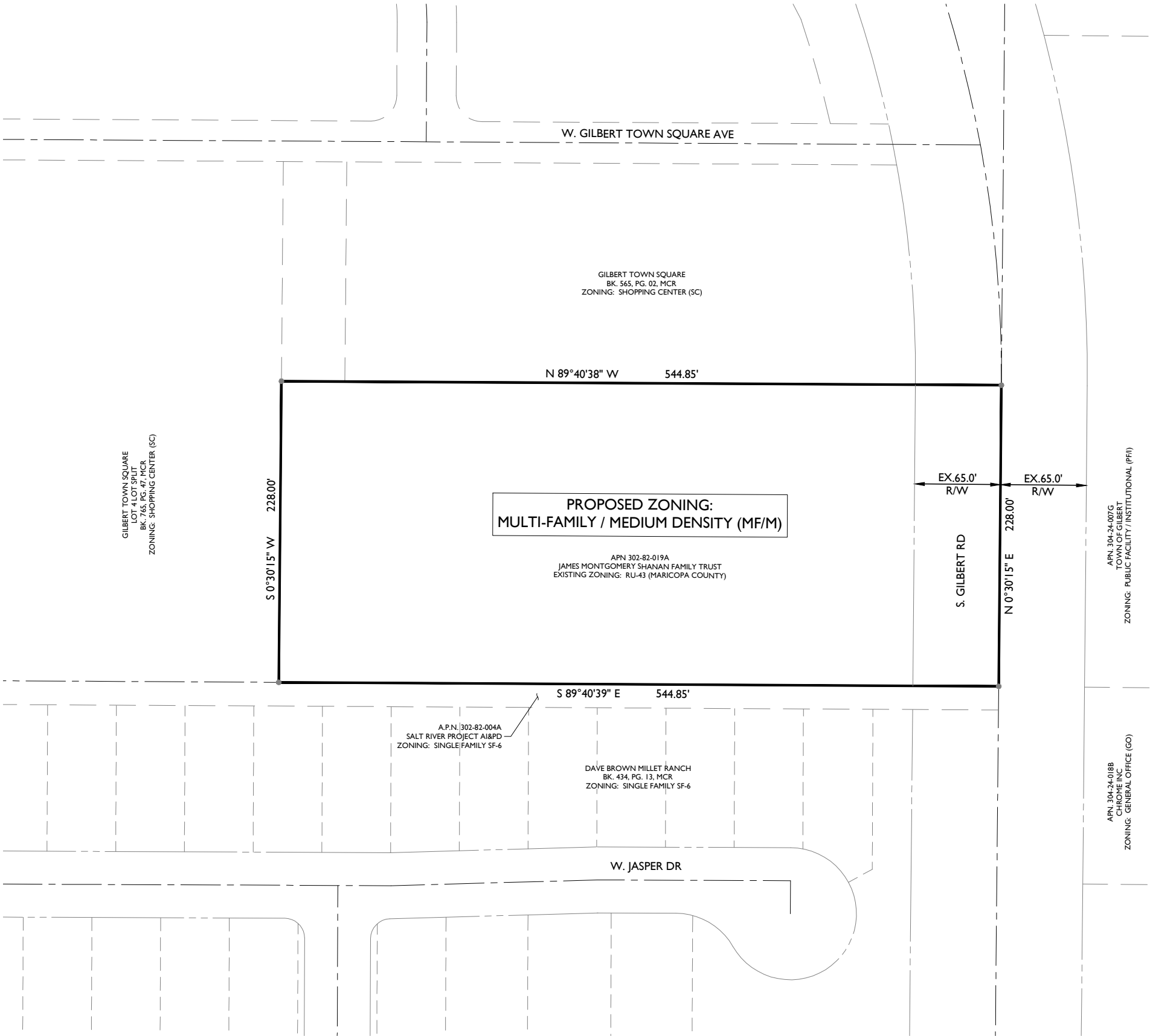
Keith Newman
Planner II

Attachments and Enclosures:

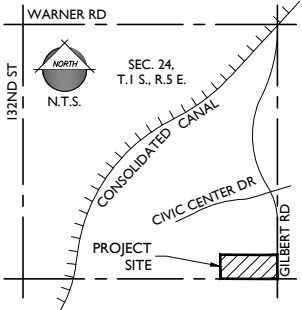
- 1) Vicinity/Aerial Map
- 2) Land Use Exhibit
- 3) Zoning Exhibit
- 4) Development Plan
- 5) Open Space Exhibit
- 6) Building Separation Exhibit

ZONING EXHIBIT
FOR
THE CARSON | LUXURY TOWNHOMES

A PORTION OF THE NORTHEAST QUARTER, SECTION 24, T.1 S., R.5 E.,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.



PROJECT TEAM

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FAX: (480)-503-2258
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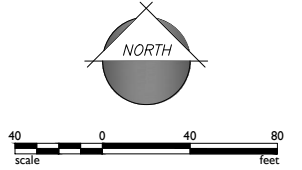
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TEL: (602)-429-9922
CONTACT: JESSE WESTAD
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PROJECT DATA

A.P.N.: 302-82-019A
EXISTING ZONING: RU-43 (MARICOPA COUNTY)
PROPOSED ZONING: MULTI-FAMILY / MEDIUM DENSITY (MF/M)

EXISTING GENERAL PLAN: SHOPPING CENTER (SC)
PROPOSED GENERAL PLAN: RESIDENTIAL > 14-25 DU/ACRE

GROSS AREA: ± 2.85 ACRES



2045 S. Vineyard Ave
Mesa, AZ 85210
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The Carson | Luxury Townhomes

Project

Zoning Exhibit

Gilbert, Arizona

Revisions:

Revised	By	Description

APRIL 9, 2019 - PRE-APPLICATION SUB.
AUGUST 29, 2019 - 1ST ZONING SUB.

Designer: DCH
Drawn by: DCH

Preliminary
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Recording

Job No.
19-0113

Sheet No.
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APN 304-24-0188
CHROME INC
ZONING: GENERAL OFFICE (GO)

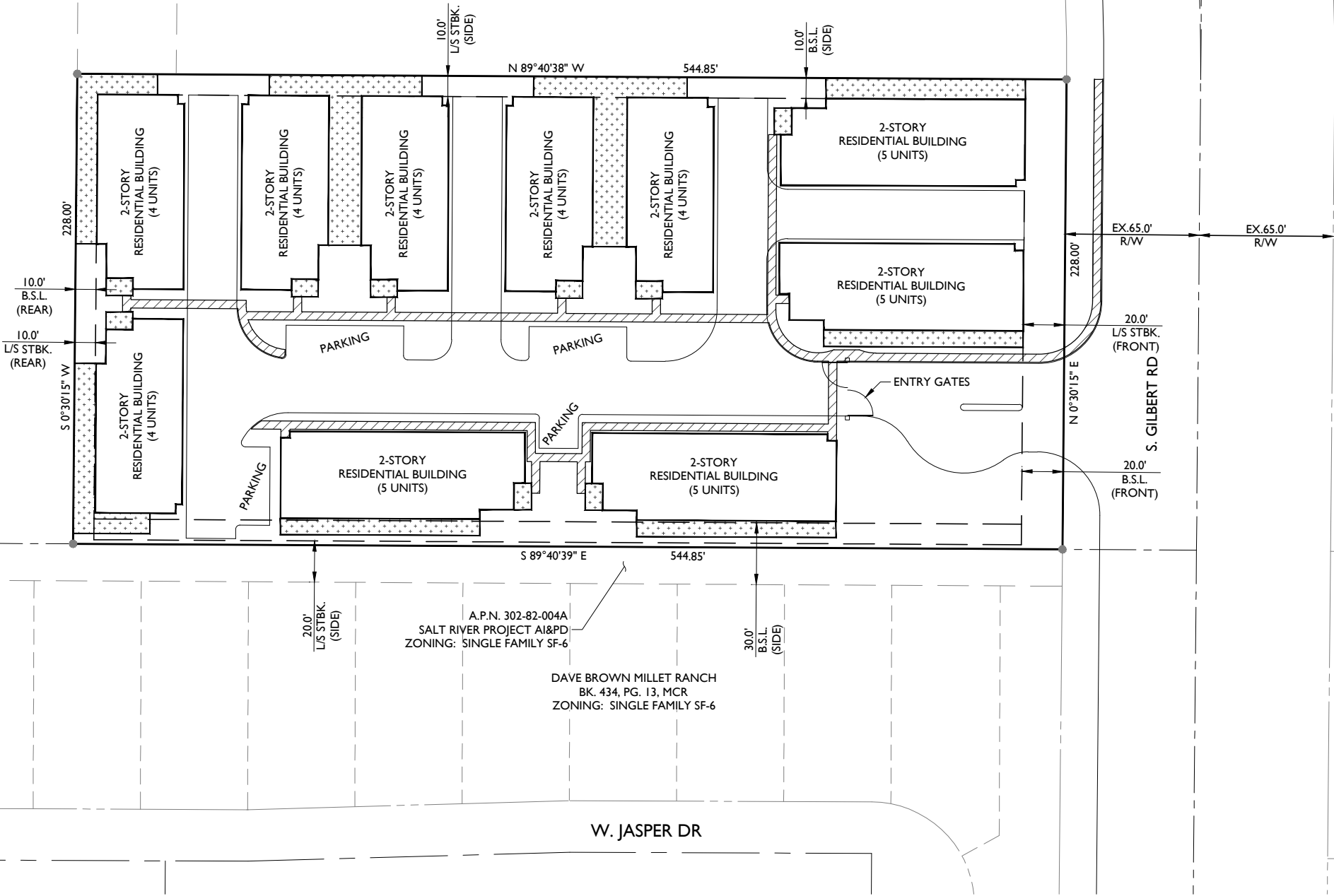
APN 304-24-007G
TOWN OF GILBERT
ZONING: PUBLIC FACILITY / INSTITUTIONAL (PFI)

DEVELOPMENT PLAN
FOR
THE CARSON | LUXURY TOWNHOMES

A PORTION OF THE NORTHEAST QUARTER, SECTION 24, T.1 S., R.5 E.,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

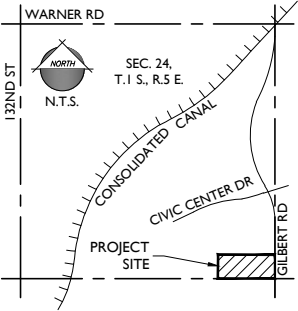
GILBERT TOWN SQUARE
BK. 565, PG. 02, MCR
ZONING: SHOPPING CENTER (SC)

GILBERT TOWN SQUARE
LOT 4 LOT SPLIT
BK. 765, PG. 47, MCR
ZONING: SHOPPING CENTER (SC)



VICINITY MAP

N.T.S.



PROJECT TEAM

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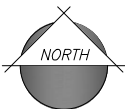
PROJECT DATA

A.P.N.:	302-82-019A
CURRENT LAND USE:	RESIDENTIAL
EXISTING GENERAL PLAN:	SHOPPING CENTER (SC)
PROPOSED GENERAL PLAN:	RESIDENTIAL > 14-25 DU/ACRE
EXISTING ZONING:	RU-43
PROPOSED ZONING:	MULTI-FAMILY / MEDIUM DENSITY (MF/M)
GROSS AREA:	± 2.85 ACRES
NET AREA:	± 2.51 ACRES
DENSITY:	15.4 DU/ACRE
NO. OF UNITS	
1 BEDROOM	10 UNITS (23%)
2 BEDROOM	24 UNITS (54%)
3 BEDROOM	10 UNITS (23%)
TOTAL	44 UNITS (100%)

MF/M DEVELOPMENT STANDARD DEVIATIONS

STANDARD	LDC MF/M	PROPOSED MF/M
MIN. PERIMETER BUILDING SETBACKS		
FRONT (GILBERT ROAD)	30'	20'
NORTH SIDE (NON-RESIDENTIAL)	20'	10'
REAR (NON-RESIDENTIAL)	20'	10'
MIN. PERIMETER LANDSCAPE SETBACKS		
NORTH SIDE (NON-RESIDENTIAL)	20'	10'
REAR (NON-RESIDENTIAL)	20'	10'
MIN. BUILDING SEPARATION	20'	14'

PEDESTRIAN CIRCULATION
PRIVATE OPEN SPACE



30 0 30 60
scale feet

2045 S. Vineyard Av
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www.epsgruoinc.com



The Carson | Luxury Townhomes

Development Plan

Project

Revisions:

APRIL 9, 2019 - PRE-APPLICATION SUB.
AUGUST 29, 2019 - 1ST ZONING SUB.



Designer: DCH
Drawn by: DCH

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DP01

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1 BR UNIT BALCONY

70.91 SF X 10 = 709.10

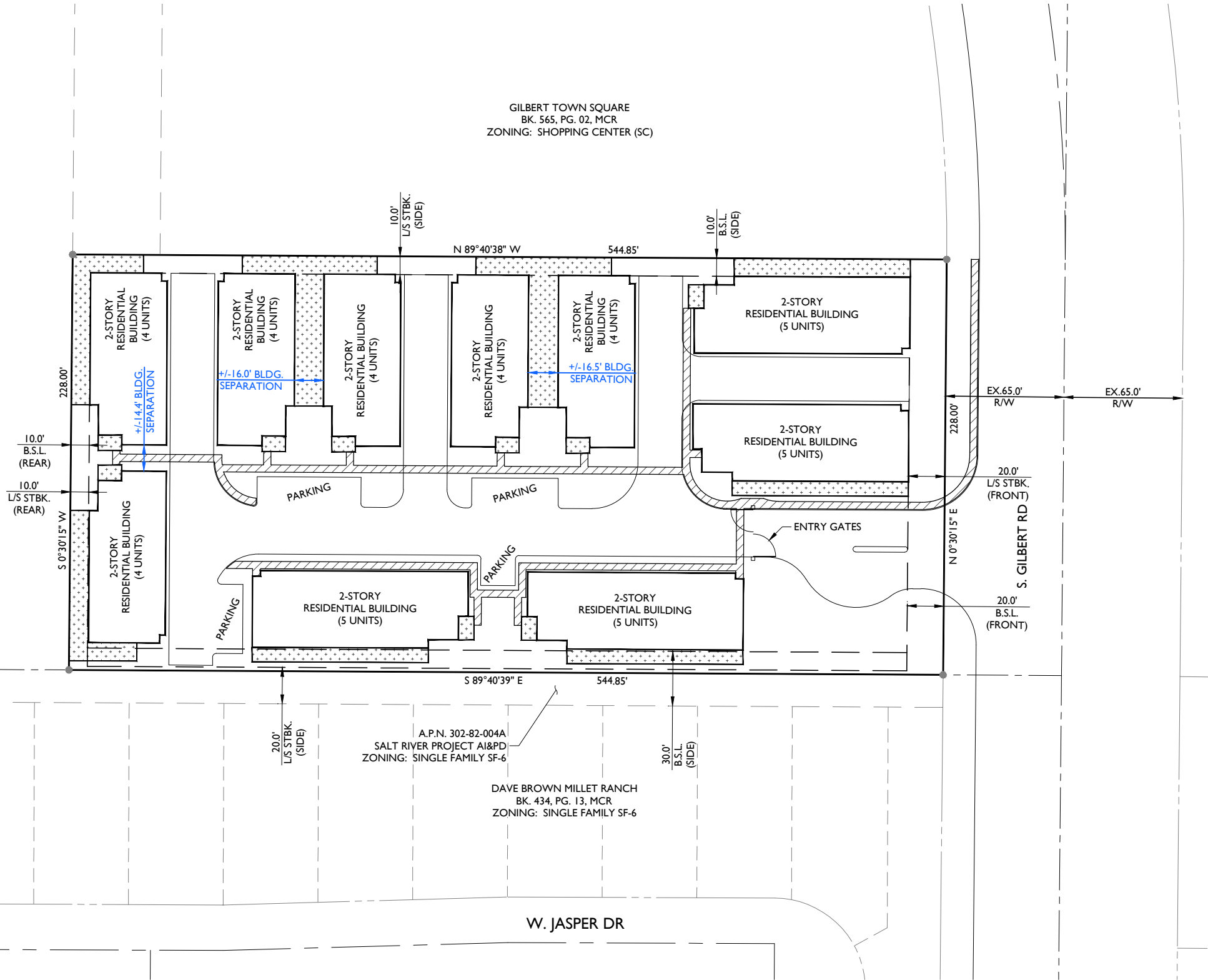
2 / 3 BR UNIT BALCONY

126.06 SF X 34 = 4286.04

COMMON O/S	23660 SF
PRIVATE PATIO	10359 SF
PRIVATE BALCONIES	4995 SF
SRP PROPERTY	8589 SF
TOTAL O/S	39014 SF
TOTAL O/S (SRP)	47603 SF
NET AREA	109383 SF
O/S %	35.7%
O/S % (SRP)	43.5%



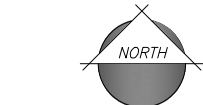
GILBERT TOWN SQUARE
LOT 4 LOT SPLIT
BK. 765, PG. 47, MCR
ZONING: SHOPPING CENTER (SC)



BUILDING SEPARATION STANDARDS

MIN. BUILDING SEPARATION PER MF/M	20'
PROPOSED MIN. BUILDING SEPARATION	14'
MIN. BUILDING SEPARATION PER BUILDING CODE	5'

- PEDESTRIAN CIRCULATION
- PRIVATE OPEN SPACE



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www.epsgroup.com



The Carson | Luxury Townhomes
Gilbert, Arizona
Building Separation Exhibit

Project

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